



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
April 13 , 2021**

CALL TO ORDER

The meeting was called to order at 6:30 pm by Chair Adams.

Due to the COVID-19 health pandemic, the Long Lake Planning Commission attended the meeting telephonically pursuant to Minn. Stat. 13D.021.

Present: Chair: Roger Adams; Commissioners: John Hughes, Virginia See, Anita Secord, and Steve Keating; City Council Member/Liaison: Mike Feldmann

Staff Present: City Administrator: Scott Weske; Planning Consultant: Hannah Rybak; City Engineer: Alex Mollenkamp

Absent: None

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner Hughes moved to approve the agenda as presented. Commissioner Keating seconded. Ayes: all by roll call.

CONSENT AGENDA

A. Minutes of the March 9, 2021 Planning Commission Meeting

Commissioner Secord moved to approve the Consent Agenda as presented. Commissioner See seconded. Ayes: all by roll call.

OPEN CORRESPONDENCE

No one was present to address the Commission during Open Correspondence, and no written comments were received to be read aloud by staff.

BUSINESS ITEMS

- A. Public Hearing: Planning Case #2021-02 Request for a Preliminary and Final Plat for The Borough Apartment Project to be located at 455-545 Virginia Avenue and 2045 Wayzata Boulevard W (Applicant: Ben Landhauser, LifeStyle Communities, Replat of Previously Approved Preliminary and Final Plat)**

Planning Consultant Rybak presented the application. She explained that through the process of creation of a TIF district, it was revealed that the plat needs to contain a separate

parcel in the approximate size and location of the existing City-owned parcel, so the applicant has prepared an updated Preliminary and Final Plat to include the addition of a new Lot 3. She stated that this replat has no impact on setbacks, density or building features.

Rybak experienced technical difficulties and dropped out of the meeting.

Ben Landhauser, Lifestyle Communities, offered to fill in and share the information that Planning Consultant Rybak was attempting to provide. He indicated that instead of two lots as they had originally planned, the establishment of a TIF district requires them to segment as much of the undeveloped City-owned property from the true redevelopment district and the remaining parcel.

Rybak returned to the meeting.

Chair Adams commented that to him it appears that this action is just drawing some additional lines on the plat and nothing else has changed.

Rybak agreed that nothing really changed with this replat because the interior property lines to the development are irrelevant and the Master Development Plan remains in effect.

City Engineer Mollenkamp reported that there are not any updates to the December engineering memo. She stated that she expects she will be working with the developer in the upcoming months to work through those items already noted.

Rybak indicated that staff recommends approval of the Preliminary and Final Plat for The Borough, subject to conditions listed in the staff report. She noted that conditions #1-3 are the original conditions and staff has added a #4 that clarifies that this plat is intended to modify or replace the one approved in December of 2020 and that the previous plat may not be recorded.

Chair Adams opened the public hearing at 6:42 pm.

There being no comments, Chair Adams closed the public hearing at 6:43 pm.

Commissioner Keating moved to recommend the City Council adopt Resolution No. 2021-16 approving the request for a Preliminary and Final Plat of the subject properties, subject to the four conditions listed in the staff report and Resolution. Commissioner Secord seconded. Ayes: all by roll call.

B. Public Hearing: 2040 Comprehensive Plan Amendments

Rybak gave a presentation highlighting the amendments to the 2040 Comprehensive Plan and the future land use map. She explained that the Metropolitan Council determined that the changes to the plan since their initial approval required an administrative review through the amendment process, which requires a public hearing. Staff recommends approval.

Chair Adams opened the public hearing at 6:50 pm.

There being no comments, Chair Adams closed the public hearing at 6:51 pm.

Commissioner Hughes moved to recommend the City Council adopt Resolution No. 2021-15 approving the amendments to the Long Lake 2040 Comprehensive Plan. Commissioner Secord seconded. Ayes: all by roll call.

OTHER BUSINESS

A. Council Liaison Report

Council member Feldmann gave a brief overview of recent discussions by both the Council and the EDA.

B. Commission Member Business

None.

C. Staff Business

Chair Dyvik asked when City Hall would be open again. City Administrator Weske stated that staff will be working towards that goal once those who want to be vaccinated are vaccinated. He explained the difficulty of social distancing for some of the larger City Commissions and meeting groups and noted that they are considering setting up some sort of teleconferencing hardware for those that may want to remain at home. He noted that in some cases, it may be easier to either have everyone in person or everyone participating via teleconference.

ADJOURN

Hearing no objection, Chair Adams adjourned the meeting by general consent at 6:55 pm.

Respectfully submitted,

Scott Weske
City Administrator